

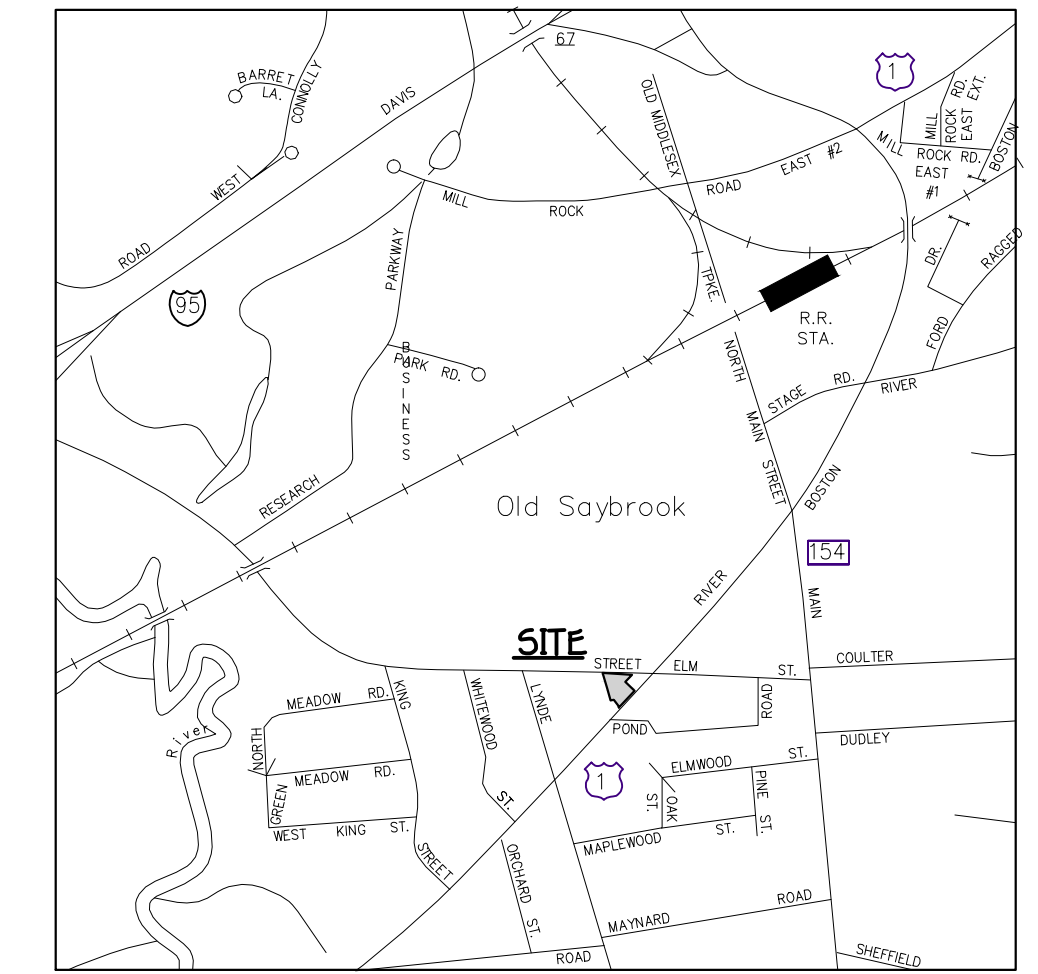
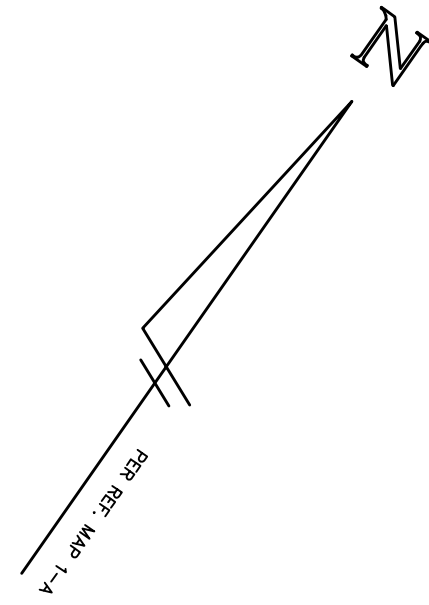
ZONING DATA TABLE	REQUIRED/ALLOWED	EXISTING
DISTRICT B-2		
MINIMUM LOT AREA WITH PUBLIC WATER	20,000 S.F.	70,023 S.F.
SETBACKS		
FROM STREETLINE	25'	(NE)26.4'/(SW)24.9'
FROM REAR PROPERTY LINE	10'	N/A
FROM OTHER PROPERTY LINE	10'	(E)92.0'/(SW)10.5'
PROJECTIONS INTO SETBACK	5'	
COVERAGE		
BUILDING/STRUCTURE COVERAGE	40%	26.7%
GROSS FLOOR AREA	60%	18,672 SF
		23%
MAXIMUM BLDG. HEIGHT	35'	16,069 SF**
		<35'

* PRE-EXISTING NON-CONFORMITIES PER SECTION 8-13A OF THE CONNECTICUT GENERAL STATUTES.
 ** GROSS FLOOR AREA WAS TAKEN FROM THE TOWN OF OLD SAYBROOK VISION APPRAISAL WEBSITE.

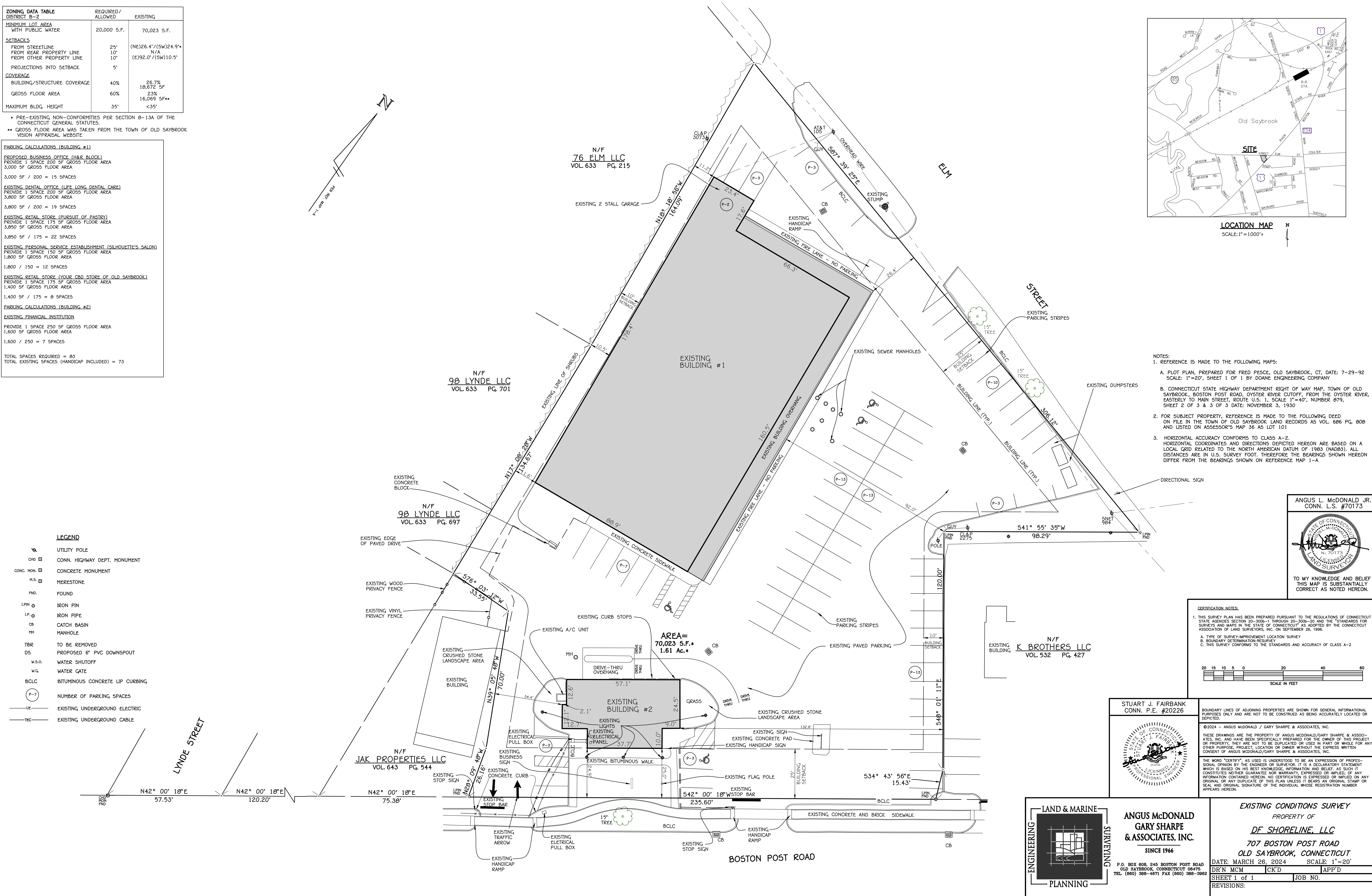
PARKING CALCULATIONS (BUILDING #1)
 PROPOSED BUSINESS OFFICE (H&R BLOCK)
 PROVIDE 1 SPACE 200 SF GROSS FLOOR AREA
 3,000 SF GROSS FLOOR AREA
 3,000 SF / 200 = 15 SPACES
 EXISTING DENTAL OFFICE (LIFE LONG DENTAL CARE)
 PROVIDE 1 SPACE 200 SF GROSS FLOOR AREA
 3,800 SF GROSS FLOOR AREA
 3,800 SF / 200 = 19 SPACES
 EXISTING RETAIL STORE (PURSUIT OF PASTRY)
 PROVIDE 1 SPACE 175 SF GROSS FLOOR AREA
 3,890 SF GROSS FLOOR AREA
 3,890 SF / 175 = 22 SPACES
 EXISTING PERSONAL SERVICE ESTABLISHMENT (SILHOUETTE'S SALON)
 PROVIDE 1 SPACE 150 SF GROSS FLOOR AREA
 1,800 SF GROSS FLOOR AREA
 1,800 / 150 = 12 SPACES
 EXISTING RETAIL STORE (YOUR CBD STORE OF OLD SAYBROOK)
 PROVIDE 1 SPACE 175 SF GROSS FLOOR AREA
 1,400 SF GROSS FLOOR AREA
 1,400 SF / 175 = 8 SPACES
PARKING CALCULATIONS (BUILDING #2)
 EXISTING FINANCIAL INSTITUTION
 PROVIDE 1 SPACE 250 SF GROSS FLOOR AREA
 1,600 SF GROSS FLOOR AREA
 1,600 / 250 = 7 SPACES
 TOTAL SPACES REQUIRED = 83
 TOTAL EXISTING SPACES (HANDICAP INCLUDED) = 73

LEGEND

○	UTILITY POLE
CHD □	CONN. HIGHWAY DEPT. MONUMENT
CONC. MON. □	CONCRETE MONUMENT
M.S. □	MERESTONE
FND. ○	FOUND
LPN ○	IRON PIN
LP. ○	IRON PIPE
CB	CATCH BASIN
MH	MANHOLE
TBR	TO BE REMOVED
DS	PROPOSED 6" PVC DOWNSPOUT
W.S.O.	WATER SHUTOFF
W.G.	WATER GATE
BCLC	BITUMINOUS CONCRETE LIP CURBING
(P-7)	NUMBER OF PARKING SPACES
—UE—	EXISTING UNDERGROUND ELECTRIC
—TEC—	EXISTING UNDERGROUND CABLE



LOCATION MAP
SCALE: 1"=1000'



NOTES:
 1. REFERENCE IS MADE TO THE FOLLOWING MAPS:
 A. PLOT PLAN, PREPARED FOR FRED PESCE, OLD SAYBROOK, CT, DATE: 7-29-92 SCALE: 1"=20', SHEET 1 OF 1 BY DOANE ENGINEERING COMPANY
 B. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF OLD SAYBROOK, BOSTON POST ROAD, OYSTER RIVER CUTOFF, FROM THE OYSTER RIVER, EASTERLY TO MAIN STREET, ROUTE U.S. 1, SCALE 1"=40', NUMBER 879, SHEET 2 OF 3 & 3 OF 3 DATE: NOVEMBER 3, 1930
 2. FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEED ON FILE IN THE TOWN OF OLD SAYBROOK LAND RECORDS AS VOL. 686 PG. 808 AND LISTED ON ASSESSOR'S MAP 36 AS LOT 101
 3. HORIZONTAL ACCURACY CONFORMS TO CLASS A-2. HORIZONTAL COORDINATES AND DIRECTIONS DEPICTED HEREON ARE BASED ON A LOCAL GRID RELATED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). ALL DISTANCES ARE IN U.S. SURVEY FOOT. THEREFORE THE BEARINGS SHOWN HEREON DIFFER FROM THE BEARINGS SHOWN ON REFERENCE MAP 1-A

ANGUS L. McDONALD JR.
CONN. L.S. #70173

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

CERTIFICATION NOTES:
 1. THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 2. TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
 3. BOUNDARY DETERMINATION: RESERVE
 4. THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2

STUART J. FAIRBANK
CONN. P.E. #20226

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LAND & MARINE SURVEYING ENGINEERING PLANNING

ANGUS McDONALD GARY SHARPE & ASSOCIATES, INC.
SINCE 1966
P.O. BOX 608, 245 BOSTON POST ROAD, OLD SAYBROOK, CONNECTICUT 06475
TEL. (860) 388-4671 FAX (860) 388-3862

EXISTING CONDITIONS SURVEY
PROPERTY OF
DF SHORELINE, LLC
707 BOSTON POST ROAD
OLD SAYBROOK, CONNECTICUT

DATE: MARCH 26, 2024 SCALE: 1"=20'
 DR'N MCM CK'D APP'D
 SHEET 1 of 1 JOB NO.
 REVISIONS: